

20180306000072590
03/06/2018 10:33:13 AM
DEEDS 1/4

Commitment Number: 170262963
Seller's Loan Number: 0017333345

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09-2-09-0-008-017.000

SPECIAL/LIMITED WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS INDENTURE TRUSTEE, FOR THE CSMC 2015-RPL2 TRUST, MORTGAGE-BACKED NOTES, SERIES 2015-RPL2, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$375,000.00 (Three Hundred Seventy Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to PFM HOLDINGS, LLC, hereinafter grantee, whose tax mailing address is 82 BROOKWOOD TERRACE, NASHVILLE, TN 37205, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY AND STATE OF ALABAMA BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 2117, ACCORDING TO THE MAP OF HIGHLAND LAKES, 21ST SECTOR, PHASE I & II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 6 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NUMBER 1996-17543 AND FURTHER AMENDED IN INSTRUMENT

NO. 1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 21ST SECTOR, PHASE I AND II, RECORDED AS INSTRUMENT NO. 20020716000332740 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION"). BEING THE SAME PROPERTY AS CONVEYED FROM RED MOUNTAIN TITLE, LLC, AS AUCTIONEER TO WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS INDENTURE TRUSTEE, FOR THE CSMC 2015-RPL2 TRUST, MORTGAGE-BACKED NOTES, SERIES 2015-RPL2 AS DESCRIBED IN INSTRUMENT NO. 20170629000233460, DATED 6/28/2017, RECORDED 6/29/2017 IN SHELBY COUNTY RECORDS.

Property Address is: 1012 PINECLIFF CIR, BIRMINGHAM, AL 35242

Prior instrument reference: 20170629000233460

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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Executed by the undersigned on DEC 29, 2017:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
AS INDENTURE TRUSTEE, FOR THE CSMC 2015-RPL2 TRUST, MORTGAGE-
BACKED NOTES, SERIES 2015-RPL2, By Select Portfolio Servicing, Inc., as
Attorney in Fact**

By: [Signature] DEC 29 2017

Name: Jason Maughan

Its: Document Control Officer

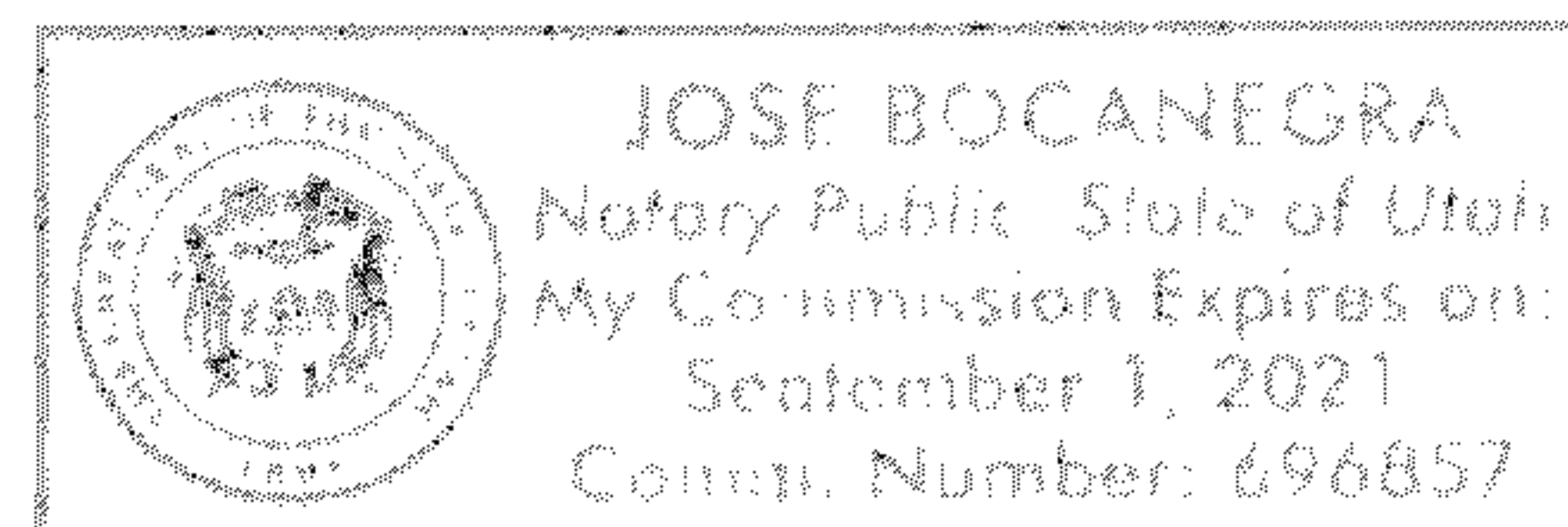
STATE OF Utah
COUNTY OF Salt Lake

* Personally Known

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Jason Maughan * its Document Control Officer, on behalf of the Grantor **Select Portfolio Servicing, Inc., as Attorney in Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS INDENTURE TRUSTEE, FOR THE CSMC 2015-RPL2 TRUST, MORTGAGE-BACKED NOTES, SERIES 2015-RPL2** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Document Control Officer and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 29 day of Dec., 2017

[Signature]
Notary Public **Jose Bocanegra**



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wilmington Savings Fund Society,
Mailing Address FSB, DBA Christina Trust, as Indenture
Trustee for the CSMC 2015-RPL2
Trust, Mortgage backed Notes, Series 2015-RPL2
3217 S. Decker Lake Dr, Salt Lake City
UT 84119

Grantee's Name PFM Holdings, LLC
Mailing Address 82 Brookwood Terrace,
Nashville, TN 37205

Property Address _____

Date of Sale 12-9-2017
Total Purchase Price \$ 375,000
or
Actual Value \$ _____

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Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Warranty Deed
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-6-2018

Print Ashlea Arizaga

Unattested

[Signature]

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2018 10:33:13 AM
\$399.00 CHERRY
20180306000072590

[Signature]

Form RT-1